

**TECHNICAL ADVISORY COMMITTEE  
MEETING MINUTES  
MARCH 28, 2013 – 8:30 AM  
CAPITOL AREA DEVELOPMENT AUTHORITY  
1522 14<sup>th</sup> STREET  
FIRST FLOOR BOARDROOM  
SACRAMENTO, CA**

**Members Present**

Traci Canfield, Sacramento Regional Transit District  
Gary Fujii, Department of General Services, Office of Fleet and Asset Management  
Teresa Haenggi, City of Sacramento, Community Development Department  
(representing Stacia Cosgrove)  
Rachel Hazlewood, City of Sacramento, Economic Development Department  
JJ Hurley, Sacramento Metropolitan Air Quality Management District  
Tom Kigar, Capitol Area Development Authority  
Joe Mugartegui, Department of General Services, Real Estate Services Division  
Matt Winkler, City of Sacramento, Department of Transportation, Parking Services

**Members Absent**

Michael Ault, Downtown Sacramento Partnership  
Richard Conrad, Department of General Services, Division of the State Architect  
Katy Jacobsen, City of West Sacramento, Redevelopment Agency  
Captain Andy Menard, California Highway Patrol

**Department of General Services (DGS) and Capitol Area Development Authority (CADA) Staff**

Liz Ames, DGS  
Cathy Buck, DGS  
Jane Hershberger, DGS  
Rebecca Kirk, DGS  
Rachel Mercurio, CADA  
Marissa Torres, DGS  
Jackie Whitelam, CADA

**Visitors**

Dennis Bylo

Joe Mugartegui, Chair of the Technical Advisory Committee, called the meeting to order at 8:33 a.m.

**1. Approval of Minutes**

The minutes of the September 20, 2012, were approved as written.

## **2. Information Items**

### **a. Downtown / Riverfront Streetcar**

*Bob Grandy, Fehr & Peers*

Bob Grandy from Fehr & Peers gave a presentation on the Downtown / Riverfront Streetcar project. The City of Sacramento, the City of West Sacramento, the California Department of Transportation, the Sacramento Area Council of Governments, Sacramento Regional Transit District, and Yolo County Transportation District have partnered to develop a Streetcar System Plan. The streetcar would operate from the Civic Center in West Sacramento to 19<sup>th</sup> Street in Sacramento's midtown area, with stops along the way, including one in the Railyards District Intermodal Facility. The total project cost is estimated at \$130-\$135 million, with 50 percent of the funding coming from local and regional sources and the balance coming from a Federal Transit Administration Small Starts grant, which will likely be applied for in 2014. Current efforts include updates to the California Environmental Quality Act document incorporating the realignment of the route, as well as outreach to businesses and residents in proximity to the proposed streetcar route. If anticipated timelines are met, construction could begin as early as mid-2015.

### **b. Sacramento Bike Share**

*JJ Hurley, Sacramento Metropolitan Air Quality Management District*

JJ Hurley from the Sacramento Metropolitan Air Quality Management District gave a presentation on the Sacramento Bike Share project. Bike sharing is a short-term transportation program that provides users the ability to rent a bicycle at any self-serve bike station and return it to any bike station located within the system's service area. A coalition of stakeholders identified funding to complete an implementation and business plan for a bike share program in the Sacramento region, which is anticipated to be complete by this summer. The plan will include an analysis of demand and density requirements, the types of technology and infrastructure necessary for a comprehensive system, and funding options for both start-up capital and operations. It will also identify an assessment of the most viable areas for implementation of an initial service area and will determine what model would be most successful in the Sacramento and Davis markets.

A number of questions were posed to Mr. Hurley about the project including, but not limited to, how many bikes would be available, bike rental fees, hours of operation, how maintenance would be handled, as well as where the bike kiosks would be placed throughout the cities being evaluated. Mr. Hurley was able to respond immediately to many of the questions posed, and distributed a map showing the proposed locations for kiosks, but also advised that much of the information requested will be detailed more thoroughly in the business plan, which should be available later this year.

**c. CADA Framework for the Sale of State-owned Properties**

*Jackie Whitlam, Capitol Area Development Authority*

Jackie Whitlam gave a power point presentation on the proposed framework developed by CADA staff for the sale of state-owned properties currently managed by CADA. The proposal outlines the sale of the majority of the identified properties over the next 12 years, with sales occurring steadily throughout the period and in a manner consistent with state law and public policy. The proposal includes the sale of developed properties to the private sector, the sale of development sites, the sale of developed properties to CADA, and properties to remain leased by the state to CADA. Next steps include a presentation of the proposal at the Capitol Area Committee on April 9, and presentations to the Sacramento City Council and the Downtown Sacramento Partnership on April 30, 2013, and May 15, 2013, respectively, as well as further review and discussion at future CADA Board meetings.

**3. Old Business**

**a. *DGS Projects Update***

*Liz Ames, Department of General Services, Real Estate Services Division*

**Capitol Building Infrastructure Repairs:** Mechanical equipment replacement was completed in the first of eighteen fan rooms and, since the replacement was successful, it will now be replicated in the balance of the fan rooms. Upgrades to the building's infrastructure, including the electrical and mechanical systems, are ongoing and will continue into the next fiscal year.

**Library and Courts Building Renovation:** Renovation of this historic 1928 building, including fire, life safety, infrastructure improvements, and rehabilitation of historically significant architectural elements, is nearing completion. The California Courts of Appeal will begin reoccupying the building over the next few weeks, with the California State Library following shortly thereafter. The two tenant agencies will take from three to six months to fully occupy the building.

**b. *CADA Housing Update***

*Tom Kigar, Capitol Area Development Authority*

**East End Gateway Sites 2 and 3:** This Ravel Rasmussen and Separovich Domich development includes 84 market-rate rental units, approximately 13,000 square feet (SF) of retail space, and 92 parking spaces. Elements of the 16<sup>th</sup> Street Streetscape plan are being implemented into the construction of the two buildings, which should be complete by July 2013. The developer is currently in negotiations with two potential retail tenants.

**East End Gateway Site 4:** The developer of this building, which includes 50 for-lease, market-rate condominiums, retail space totaling 7,700 SF, and 47 parking spaces utilizing mechanical lifts to enhance the parking accommodations, plans to submit 50 percent construction drawings at the end of March 2013, and anticipates construction will begin in the spring of 2013. The developer has entered into leases for two of the three retail spaces available.

**East End Gateway Site 1:**

The developers are currently seeking Department of Housing and Urban Development funding for this project, which will include 117 apartments at the northwest corner of 16<sup>th</sup> and P Streets, with plans to begin construction in spring of 2014.

**Warehouse Artists Lofts (the WAL):** This phase of development, which began construction in February 2013, includes the rehabilitation of the former Building and Grounds structure into commercial space at the corner of 11<sup>th</sup> and R Streets and development of 50 residential units in the former CADA warehouse structure. Plans for full development of the site include 113 residential units in total, with 87 of the proposed units affordable and marketed toward artists. The developer anticipates completion of the first phase of construction in 2015.

Dennis Bylo posed a number of questions about the project, many of which could not be answered as development details for all phases of the construction are not yet finalized.

**Site 9B:** The developer of this single-family dwelling with a ground floor guest studio anticipates receiving a building permit from the City of Sacramento by the end of March 2013, and could be under construction by the end of April 2013.

#### **4. Public Comment**

Mr. Bylo spoke about his concerns over the placement of the arch over R Street. Mr. Bylo also inquired about possible funding for study and implementation of an O Street art walk.

With no further business, the meeting was adjourned at 10:20 a.m.